

Chairperson: Supervisor Lee Holloway
Clerk: Delores Hervey, 278-4230
Analyst: Terrence Cooley, 278-4994

COMMITTEE OF THE WHOLE
Tuesday, December 13, 2005 - 1:00 P.M.
Milwaukee County Courthouse - Room 203-R

MINUTES

PRESENT: Supervisors Nyklewicz, Coggs-Jones, Borkowski, De Bruin, Quindel, Mayo, White, Schmitt, Johnson, Weishan, McCue, Cesarz, Broderick, Clark, Devine, Dimitrijevic, Rice, West and Holloway (Chairman)-19

Cassette Tape #2: SIDE A&B 01-EOT

Cassette Tape #3: SIDE A: 01-EOT & SIDE B: 01-299

SCHEDULED ITEMS:

1. 05-507 Part of a resolution, referred to Transportation, Public Works and Transit, Parks, Energy and Environment and Finance and Audit Committees by the County Board on 11/3/05, providing that (a) after demolition of the Annex facility is completed a new two-story parking structure will be constructed on the former land area of the Annex facility to include one level of underground parking and one level of above ground parking as outlined in Preliminary Option Number 4, September 1, 2005, from Graef, Anhalt, Schloemer, at an estimated cost of \$3.7 million bringing the total estimated project cost to \$9.8 million before bond financing, and (b) the Superintendent of Transportation will notify the Wisconsin Department of Transportation of the County's plan to construct the two-story parking structure to determine how construction of the two-story parking structure can be coordinated with the Marquette Interchange reconstruction project. **(Laid over by Transportation, Public Works and Transit on 11/30/05; Parks, Energy and Environment on 12/6/05; and Finance and Audit on 12/8/05)**

SCHEDULED ITEMS (CONTINUED):

APPEARANCES:

Julie Esch, County Board Research Analyst
Brian Dranzik, County Board Research Analyst
Steve Agostini, Fiscal and Budget Administrator, Department of Administrative Services
George Torres, Transportation Superintendent, Department of Parks & Public Infrastructure (DPPI)
Greg High, Director, Architecture, Engineering and Environmental Services (AE&ES) Section, Parks Division (DPPI)
Jack Takerian, Chief of Operations, Parks Division
William Domina, Corporation Counsel
Robert Dennik, Director, Economic and Community Development Division

#01

Chairman Holloway stated the purpose of the meeting. It was to discuss the replacement parking for the Courthouse Annex. Three different committees laid over the annex issue this month. This meeting will allow each Supervisor an opportunity to state a position before it goes to the full Board. Any action considered by the County Board will require suspension of the rules by a two-third vote of the Board.

There were several items before the Committee to consider. The first two items were: 1) the two resolved clauses referred from the County Board to the three standing committees, and 2) the Annex Task Force report on options to Annex parking that was requested at the last meeting of the Committee of the Whole.

Ms. Esch gave a brief overview on the two resolved clauses and the Annex Task Force report.

Mr. Agostini's report contained eight tables that displayed various costs associated with parking alternatives for the Annex site. The first table displayed the schematics for each of the parking options; Table 2 outlined the construction costs for each alternative; Table 3 summarized the debt service costs; Tables 4 & 5 detailed the costs based on revenue and general obligation bond issuances; and Tables 6-8 presented the net present values (NPV) of all the alternatives over 15 years, 30 years, and 30-years with a capital fund periods.

Mr. Agostini's recommended Alternative 3a, which remained consistent with the prior reports from the Working Group. This alternative represents the lowest project cost over, a 15-year and 30-year time frame, as Tables 6-8 in his report reflects.

SCHEDULED ITEMS (CONTINUED):

Mr. Dranzik and Mr. Dennik both addressed the 380 spaces at Pabst City parking lot issue. There are some possible problems with this location. Mr. Dennik recommended a meeting be held with the County Board Chairman, County Executive and Towne Realty to discuss the parking issue.

Discussion ensued.

Additional discussion ensued at length with questions and responses provided accordingly by staff and other departments. Some of the issues and concerns were:

- fuel depot relocation and possible state funding
- revenue from parking structures
- life expectancy of structure
- Homeland security
- building a structure at 6th and State
- annual maintenance and operating costs for a two-tier structure versus a surface lot
- Pabst surface parking lot terms/conditions and possible negotiations
- retaining wall costs
- restoration of the former pit parking
- Museum west costs
- possible shuttle services from Pabst City lots
- interim or long term mass transit use
- MATC parking needs
- MacArthur Parking concerns
- timelines and state imposed penalties for delays
- inquiry on cost analysis
- inquiry on conducting marketing surveys

ACTION BY: (Schmitt) Moved approval of Alternative 3A. Vote 9-10.

Motion failed

AYES: Nyklewicz, Borkowski, DeBruin, White, Schmitt, McCue, Cesarz, Devine, and Rice-9

NOES: Coggs-Jones, Quindel, Mayo, Johnson, Weishan, Broderick, Clark, Dimitrijevic, West and Holloway (Chair)-10

SCHEDULED ITEMS (CONTINUED):

ACTION BY: (Coggs-Jones) Approve Alternative 1A. Vote 9-10. Motion failed.

AYES: Coggs-Jones, Quindel, Johnson, Weishan, Broderick, Clark, Dimitrijevic, West and Holloway (Chair)-9

NOES: Nyklewicz, Borkowski, DeBruin, Mayo, White, Schmitt, McCue, Cearz, Devine, and Rice-10

#408

ACTION BY: (Clark) Approve Alternative 1B and conduct a study on revenue sources for structure. Vote 8-11. Motion failed.

AYES: Coggs-Jones, Quindel, Johnson, Weishan, Broderick, Clark, West and Holloway (Chair)-8

NOES: Nyklewicz, Borkowski, DeBruin, Mayo, White, Schmitt, McCue, Cesarz, Devine, Dimitrijevic, and Rice-11

#631

ACTION BY: (Broderick) Approve Alternative 4B. Vote 6-13. Motion failed.

AYES: Coggs-Jones, Johnson, Weishan, Broderick, Clark, and Dimitrijevic-6

NOES: Nyklewicz, Borkowski, DeBruin, Quindel, Mayo, White, Schmitt, McCue, Cesarz, Devine, Rice, West and Holloway (Chair)-13.

#644

ACTION BY: (Quindel) Approve Alternative 3B. Vote 4-15. Motion failed.

AYES: Quindel, Mayo, Weishan, and West-4

NOES: Nyklewicz, Coggs-Jones, Borkowski, DeBruin, White, Schmitt, Johnson, McCue, Cesarz, Broderick, Clark, Devine, Dimitrijevic, Rice and Holloway (Chair)-15

ACTION BY: (Quindel) Moved for reconsideration of Alternative 3A. Vote 10-9

AYES: Nyklewicz, Borkowski, DeBruin, Quindel, White, Schmitt, McCue, Cesarz, Devine, and Rice-10

NOES: Coggs-Jones, Mayo, Johnson, Weishan, Broderick, Clark, Dimitrijevic, West and Holloway (Chair)-9

#716

ACTION BY: (Schmitt) Approve Alternative 3A. Vote 10-9

AYES: Nyklewicz, Borkowski, DeBruin, Quindel, White, Schmitt, McCue, Cesarz, Devine, and Rice-10

NOES: Coggs-Jones, Mayo, Johnson, Weishan, Broderick, Clark, Dimitrijevic, West and Holloway (Chair)-9

SCHEDULED ITEMS (CONTINUED):

ACTION BY: (Nyklewicz) Moved to adjourn. Vote 3-16. Motion fails.

AYES: Nyklewicz, Schmitt and Rice-3

NOES: Coggs-Jones, Borkowski, DeBruin, Quindel, Mayo, White, Johnson, Weishan, McCue, Cesarz, Broderick, Clark, Devine, Dimitrijevic, West and Holloway (Chair)-16

#643

Mr. Dranzik gave his report on parking fees for surface lots as follows:

Museum West: \$40

6th and State: \$40

Pabst Lots: \$40

Parking fees for the former Annex site will be determined upon approval of a replacement structure.

Discussion ensued.

ACTION BY: (White) Approve the parking fees for surface lots as outlined in the said report.

Supervisor Coggs-Jones requested that by Board Day staff submit a shuttle plan for the Pabsts Lots. The report should include what the costs would be for winter versus summer months.

On the motion to approve the surface lot parking fees. Vote 12-7

AYES: Coggs-Jones, DeBruin, Quindel, Mayo, White, Schmitt, Johnson, Weishan, Broderick Devine, West and Holloway (Chair)-12

NOES: Nyklewicz, Borkowski, McCue, Cesarz, Clark, Dimitrijevic, and Rice-7

STAFF PRESENT:

Julie Esch, County Board Research Analyst

Brian Dranzik, County Board Research Analyst

Robert Dennik, Director, Economic and Community Development Division

Terrence Cooley, County Board Chief of Staff

Steve Agostini, Fiscal and Budget Administrator, Department of Administrative Services

George Torres, Transportation Superintendent, Department of Parks & Public Infrastructure (DPPI)

Greg High, Director, Architecture, Engineering and Environmental Services (AE&ES) Section, Parks Division (DPPI)

Jack Takerian, Chief of Operations, Parks Division

William Domina, Corporation Counsel

SCHEDULED ITEMS (CONTINUED):

This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of meeting: 1:00 p.m. to 4:35 p.m.

Delores "Dee" Hervey, Committee Clerk
